

Asbestos Survey Report

**Infant Health Centre
4 Temple Street
Victoria Park, 6100**



Prepared For: Town of Victoria Park
99 Shepperton Road
Victoria Park, 6100
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SUMMARY OF FINDINGS

Aurora Environmental was engaged by Town of Victoria Park to conduct a survey for the presence and likely risks of exposure to asbestos containing materials (ACM) at Infant Health Centre, 4 Temple Street, Victoria Park, 6100.

The survey involved a non-intrusive occupancy type inspection of all safely accessible areas, sampling and analysis of suspect materials, where necessary, and an assessment of the risk parameters associated with identified or suspected materials. Accordingly, an asbestos register and risk assessment have been prepared in accordance with the requirements of the Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005)].

The following ACM(s) have been identified or suspected during the survey:

Friable ACM¹

- No friable asbestos containing materials identified

Non-friable ACM²

- Infant Health Centre, Ground Floor
 - Fibre cement eaves lining - To Building (61)
 - Fibre cement ceiling lining - Main Entrance (61)
 - Fibre cement joint cover strips - To eaves lining (61)

The fibre release risk of all materials has been assessed in accordance with the risk algorithm contained in this report. The risk rating can be found in the asbestos register in this report and should be read in the context of the potential for such materials to be disturbed during occupancy of the site, which may include maintenance or other infrequent activities.

There is no requirement to remove ACM providing it does not pose a health risk to occupants. However, if ACM is to remain in the workplace, the Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC:2018(2005)] requires that it be labelled and managed in accordance with an asbestos management plan (AMP).

Recommendations and additional comments are used in the asbestos register, which are based on the material risk assessment, information gathered on site regarding the accessibility of the ACM and any additional details gleaned regarding activities at the ACM location(s).

Note that the type of survey conducted was non-intrusive and therefore suitable for assessing normal occupancy risk of the site. This type of survey may not be suitable for refurbishment, demolition or other work which may reveal materials which were concealed or not accessible at the time of the survey. Reference should be made to the access restrictions and general survey exclusions detailed within this report.

This report including the site asbestos register is to be made available to occupants of the site who may come into contact with ACM whilst on site, including contractors or visitors.

¹ Asbestos-containing materials or products which when dry, are or may become crumbled, pulverised or reduced to powder by hand pressure.

² Non-friable asbestos-containing materials or products in which the asbestos fibres are bound within a matrix and also commonly known and referred to as 'bonded'.

1 INTRODUCTION

At the request of Town of Victoria Park, Aurora Environmental (Aurora) has conducted a survey for the potential presence of asbestos containing materials at Infant Health Centre, 4 Temple Street, Victoria Park, 6100 (the site).

The purpose of the survey was to identify, so far as reasonably practicable, asbestos-containing materials (ACM) through a non-intrusive inspection of all accessible areas of the site and including laboratory analysis of samples taken of suspect materials. The survey was conducted on 7/03/2019 by Ian Parry, OHS Consultant of Aurora Environmental. Ian Parry is an experienced asbestos surveyor operating within Aurora's Inspection Body, accredited by NATA³ to ISO/IEC: 17020(2012)⁴.

1.1 AREAS NOT ACCESSED

Occupancy type surveys employ non-intrusive methods and are appropriate for identifying ACM which could be contacted during normal occupancy and use of the premises and in areas which are safe for the surveyor to inspect at close quarters. Inaccessible areas are therefore excluded from the survey unless stated in the asbestos register and are summarised in Section 5 - Survey Methodology for reference.

No such inspection can be regarded as absolute in that materials may later be found during dismantling of buildings and structures in areas not accessed during the inspection. Where refurbishment or demolition of structures is planned, advice should be sought from a competent person as to whether an intrusive type survey is required.

1.2 PREVIOUS SURVEYS

The site was previously surveyed for the presence of asbestos as part of an overall asset portfolio inspection by Coffey in 2010 and a register in excel format developed as a result. This register was used as a basis for the 2019 resurvey conducted by Aurora, with analysis data and previous site observations referenced in this 2019 asbestos report.

³ National Association of Testing Authorities, Australia

⁴ ISO/IEC 17020 Conformity assessment - Requirements for the operation of various types of bodies performing inspection

Site	Infant Health Centre	Survey Type	Asbestos Survey (Occupancy)	Client Contact	Dennis Wakeham	Surveyor Name	Ian Parry
Address	4 Temple Street, Victoria Park, 6100	Client	Town of Victoria Park	Survey Date	7/03/2019	Review Date	7/03/2022

2 ASBESTOS REGISTER

Infant Health Centre																
Item No.	Level/Area	Room/ Location	Application	Description	Extent	Approach	Sample Ref.	Asbestos Type(s)	Friability	Surface Properties	Product Type / Material	Condition	Fibre Release Risk	Disturbance Potential	Recommended Action	Comments
65301	Ground Floor	Main Entrance (61)	Fibre cement ceiling lining	Cement Sheet (Flat)	--	S	G2135	Crocidolite	Non-friable	Sealed cements	Fibre cement	Good condition	Low	Rare	Manage in accordance with AMP	Roof void access hatch sealed with paint, cannot force open without damage
65302	Ground Floor	To Building (61)	Fibre cement eaves lining	Cement Sheet (Flat)	--	X	G2135	Crocidolite	Non-friable	Sealed cements	Fibre cement	Good condition	Low	Rare	Manage in accordance with AMP	
65303	Ground Floor	To eaves lining (61)	Fibre cement joint cover strips	Cement Product	--	S	G2136	Crocidolite	Non-friable	Sealed cements	Fibre cement	Good condition	Low	Rare	Manage in accordance with AMP	

PHOTOGRAPHS

Item Number: 65301

Description:

Fibre cement ceiling lining - Main Entrance (61)



Item Number: 65302

Description:

Fibre cement eaves lining - To Building Perimeter (61)



Item Number: 65303

Description:

Fibre cement joint cover strips - To eaves lining (61)



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3 NON-ASBESTOS REGISTER

Infant Health Centre									
Item No.	Level/Area	Room/ Location	Application	Description	Extent	Approach	Sample Ref.	Asbestos Status	Comments
65298	Ground Floor	Office 2 (61)	-	-	--	N	No Suspected ACM Identified	No Asbestos Detected	
65299	Ground Floor	Toilet (61)	Blue vinyl floor covering		--	S	G2134	No Asbestos Detected	
65300	Ground Floor	Office 1 (61)	-	-	--	N	No Suspected ACM Identified	No Asbestos Detected	
65304	Ground Floor	Office 2 (61)	Fibre cement external wall cladding around window	-	--	S	G2137	No Asbestos Detected	
65305	Ground Floor	To Building (61)	Electrical mounting board within meter box	-	--	S	G2138	No Asbestos Detected	

4 RECOMMENDATIONS

4.1 GENERAL RECOMMENDATIONS

Asbestos is a health risk through inhalation of fibres made airborne through disturbance of asbestos-containing materials. The actual risk is dependent on a number of factors including the friability of the material, its condition, type, duration of disturbance and duration of exposure.

ACM do not spontaneously release fibres and will only do so upon sufficient disturbance which, for non-friable materials in good condition, requires significant mechanical action such as drilling, sanding or otherwise abrading. For friable ACM, minimal disturbance or even light handling can cause fibre release and therefore such materials must not remain in accessible locations and only be handled or removed by appropriately licensed persons under strict safe work procedures.

The following should be considered in the management and control of ACM:

- ACM may remain in-situ where its condition and location does not pose a health risk to occupants, although maintaining it in-situ presents a risk to be managed on an ongoing basis;
- For ACM to remain in-situ it must be labelled and managed in accordance with an asbestos management plan (AMP);
- Handling and/or removal of ACM should only be conducted by persons suitably trained and competent, in a way in which fibre release is minimised and inhalation prevented under a safe work procedure;
- Where removal of ACM is considered, advice should be sought from a competent person on the licencing requirements for asbestos removalists depending on the type (friable or non-friable) and quantity of ACM to be removed;
- If removal ACM is planned, this should be done in accordance with an asbestos removal control plan (ARCP⁵) developed by the person who is to carry out such work and in accordance with the asbestos removal Code of Practice [NOHSC: 2002];
- An asbestos removal company holding either a Restricted or Unrestricted Asbestos Removal Licence must be used to conduct the removal of > 10m² of non-friable ACM. An asbestos removal company holding a minimum of an Unrestricted Asbestos Removal Licence must be used to conduct the removal of friable ACM;
- If refurbishment or demolition of parts of the site is planned, advice should be sought from a competent person as to whether an intrusive survey is required in the potentially affected areas in addition to the precautions required for potential previously concealed 'new finds'.

⁵ Developed in accordance with the Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC:2002(2005)].

5 SURVEY METHODOLOGY

Surveys for the presence of asbestos-containing materials are undertaken considering a risk management approach, in accordance with state legislative requirements and guidance for which Aurora are NATA accredited and in a manner which conforms with:

- Code of Practice for the Management and Control of Asbestos in the Workplace [NOHSC: 2018 (2005)], sections 9.1 to 9.4, and 10; and
- Code of Practice - How to Manage and Control Asbestos in the Workplace, Feb 2016, Safe Work Australia, sections 2.2 to 2.4, 3.1 and 3.2.

NATA accredited laboratory analysis of samples where required was conducted in accordance with:

- Australian Standard 4964-2004: Qualitative identification of asbestos in bulk samples using Polarised Light Microscopy and Dispersion Staining Techniques, including Synthetic Mineral Fibres and Organic Fibres.

All samples for analysis were uniquely identified and transported under chain of custody to the approved independent laboratory for analysis.

The survey involved the onsite investigation for the presence of ACM. Information was collected from the site owners/occupiers/tenants on relevant issues pertaining to the site. Using available data collected from previous documents (where provided) and on site, items were identified through visual assessment and, where necessary, sample analysis.

A risk assessment was conducted based on a number of factors associated with identified/suspected ACM including its condition, type and location/accessibility of the materials at the time of inspection as detailed within this report and the risk assessment below. The risk rating can be found in the asbestos register in this report and should be read in the context of the potential for such materials to be disturbed during occupancy of the site, which may include maintenance or other infrequent activities. A friable material, for example, with a high fibre release risk rating may present a low health risk to occupants if located in an area not normally accessed, such as a roof void.

Sampling of materials did not form part of the agreed scope although previous sampling and analysis results are referenced in the updated asbestos registers.

5.1 GENERAL SURVEY EXCLUSIONS

- Live electrical, cabinets, equipment, plant and systems including ducting and conduits;
- Internal aspects of ventilation, extraction and air-conditioning, fixed plant or machinery;
- Within structural service risers and ducts excluding where readily removable access doors/panels were provided;
- Within all defined and identified confined spaces;
- Below fixed flooring and underground services excluding where readily removable access doors/panels were provided and safe to access;
- Above fixed ceilings other than adjacent to those areas where readily removable access panels were provided and safe to access;

- Behind solid walls and within wall cavities other than where readily removable access panels were provided and safe to access;
- Elements behind decorative finishes and ceramic tiles etc.;
- Internal cores of fire doors where integrity would otherwise have been compromised;
- High-level building elements where height access equipment may have been required

6 MATERIAL RISK ASSESSMENT ALGORITHM

The following risk algorithm has been used in the survey in order to assess the fibre release potential associated with individual asbestos containing materials identified. Other than fibre type, parameters are scored between 0 and 3 with low scores equivalent to a low-risk of fibre release.

ASBESTOS FIBRE TYPE

SCORE	DESCRIPTION EXAMPLES
1	All Asbestos types and combinations of fibre types including Chrysotile, Amosite and Crocidolite

SURFACE TREATMENT

0	Composite materials including bitumen-based materials, vinyl floor tiles, reinforced plastics, mastics & resins
1	Friable materials which are enclosed within/behind a sturdy non-asbestos material, asbestos cements, low density board with exposed face painted/encapsulated
2	Unsealed low density board, painted or encapsulated lagging
3	Unsealed lagging or sprayed coatings

PRODUCT TYPE / MATERIAL

1	Non-friable ACM. Composite materials including bitumen-based materials, vinyl floor tiles, reinforced plastics, mastics & resins, asbestos cement
2	Potentially friable ACM. Low density board (LDB), millboard, textiles, gaskets, ropes, paper, felts. Non-friable ACM where the material matrix has broken down.
3	Friable ACM. Thermal insulation (non-textile), pipe lagging, sprayed coatings, loose friable asbestos material/packing, fire damaged materials.

CONDITION (EXTENT OF DAMAGE)

0	No visible damage/deterioration. Good condition.
1	Low/minor damage/deterioration. Few scratches / marks, broken edges
2	Moderate damage/deterioration. Significant breakage / damage, several small areas of damage/deterioration revealing loose fibres.
3	High damage/deterioration, delamination of matrix with unbound asbestos fibres, visible debris.

From the above table variables a total score is determined for each ACM from the addition of all individual scores. The total score obtained is then compared to the ratings in the table below and indicated in the register. **Non-asbestos materials are not scored.**

TOTAL SCORE	FIBRE RELEASE RISK UPON DISTURBANCE (OR HANDLING)
2 - 4	Low
5 - 7	Moderate
8 - 10	High

The above total score relates to the potential for fibre release from the material should it be handled or disturbed, given the material properties obtained during the assessment. Should changes occur over time, for example if the condition of the materials in question change due to damage or deterioration; then the fibre release potential may change and should be reassessed.

6.1 DISTURBANCE POTENTIAL

The above material assessment identifies those materials which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment should be the priority for remedial action as they may, for example, be located in inaccessible areas and therefore be highly unlikely to be handled or disturbed.

Whilst it is not possible for the asbestos surveyor to understand all potential disturbance scenarios such as routine or breakdown maintenance or refurbishment activities, it is possible to assess the likelihood of disturbance during normal occupancy of an area in which ACM is present. The following terms are therefore used in the register to describe the potential for ACM to be accessed and disturbed (with the potential to release respirable fibres), based on Aurora's understanding of the accessibility and occupancy of ACM locations.

DESCRIPTOR	DESCRIPTION EXAMPLES
Rare	The materials are usually inaccessible e.g.: <ul style="list-style-type: none">• materials are isolated or enclosed preventing access;• materials are a composite with asbestos well bound within a matrix and potentially low asbestos fibre content;• materials located in areas not normally accessed by occupants.
Unlikely	The materials are occasionally accessible e.g.: <ul style="list-style-type: none">• materials are accessible, but location/area is only occasionally accessed or occupied
Likely	The materials or items/areas are routinely or periodically accessible or occupied
Almost Certain	The materials or items/areas are regularly accessed or constantly occupied

7 RELEVANT LEGISLATION AND CODES

- Occupational Safety and Health Act 1984;
- Occupational Safety and Health Regulations 1996;
- Approved Criteria for Classifying Hazardous Substances [NOHSC: 1008 (2002)];
- Code of Practice for the Management and Control of Asbestos in the Workplace [NOHSC: 2018 (2005)];
- Code of Practice - How to Manage and Control Asbestos in the Workplace, Feb 2016, Safe Work Australia;
- Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002 (2005)].

DISCLAIMER

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QUALITY ASSURANCE

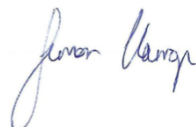
Aurora’s OHS Team in an Inspection Body which is accredited by NATA in accordance with ISO/IEC: 17020⁶. Aurora’s scope of accreditation can be viewed on the NATA website at:
<https://www.nata.com.au/accredited-facility>

Aurora has implemented a comprehensive range of quality control measures on all aspects of the company’s operation including an internal quality review process for each Aurora document issued for a project, with each carefully reviewed and signed off by senior members of the consultancy team prior to issue.

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⁶ ISO/IEC 17020 Conformity assessment - Requirements for the operation of various types of bodies performing inspection